



City of Nevada City

PLANNING COMMISSION ACTION MINUTES
THURSDAY, MAY 17, 2018 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE

AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Stuart Lauters, Vice-Chair Steffen Hawkins-Snell, Commissioners Josie Andrews, Dan Thiem, Jason Rainey

APPROVAL OF ACTION MINUTES

1. April 19, 2018

Public: None

Motion by J. Rainey to approve as presented

Seconded by

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

SIGN APPLICATION

2. 231 Broad Street - Lee Ann Brook, building tenant – Install two signs for “LeeAnn Brook Fine Art”

Public: None

Motion by D. Thiem to approve the hanging sign with an option to add wording from the rejected wall sign so that the hanging sign reads: “Lee Ann Brook Fine Art, gallery and studio” using the same color scheme and font style

Seconded by J. Rainey

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

3. 505 Main Street – John Parkhouse, building tenant – Replace existing freestanding sign for “SAEL”

Public: Niel Locke

Motion by D. Thiem to approve the sign as presented and with the optional addition of border if desired by the applicant.

Seconded by

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Added Condition: A wood frame that may be added at a future time, potentially as a student project, to be reviewed by the planning commission.

TREE REMOVAL

4. North Pine Street/ Cottage Street Right of Way- Cindy Hintz Maple Tree Removal

Public: See video record

Direction to staff:

- **proceed with the immediate removal the Silver maple trees on North Pine Street**
- **avoid removal during the nesting season for the non-hazard trees**
- **replant if possible and favor proper planting space needs over parking needs (minimum 4x4 planters)**
- **stagger removal and retain the sugar maples as long as possible (may have several more years)**
- **the City Engineer should address drainage issues prior to removal of the sugar maples,**
- **encourage community participation in the replanting/beatification process.**

ARCHITECTURAL REVIEW

5. 211 Prospect Street– Micah Barry, property owner – Amendment to Conditions of Approval

Public: See video record

Motion by J. Rainey to remove Condition no. 4 as requested by the applicant.

Seconded by J. Rainey

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

6. 110 South Pine Street- Mary Wernette, building owner- Building repaint

Public: None

Motion by J. Andrews to approve as presented

Seconded by J. Rainey

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

7. 325 Spring Street – Angelica Niblock, project representative - Miner's Foundry roof-mounted solar

Public: See video record

Motion by D. Thiem to approve as presented

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

SITE PLAN

8. 371 Railroad Avenue – Site Plan and Architectural Review – new personal storage building

Public: None

Motion by D. Thiem to find that the project is exempt from environmental review pursuant to §15332 of the California Environmental Quality Act (CEQA) guidelines for projects characterized as infill development making findings A-E as provided in the staff report

Seconded by J. Rainey

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Motion by J. Rainey to approve the Site Plan, subject to Conditions of Approval as modified at the public hearing, pursuant to Section 17.88.010 of the City Municipal Code, making finding A as provided in the staff report

Seconded by D. Thiem

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Motion by D. Thiem to approve the Architectural Review application for the proposed light industrial building, subject to conditions of approval as modified at the public hearing, pursuant to Section 17.88.040 of the City Municipal Code making findings A and B as provided in the staff report.

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Added Condition of Approval: *Provide a landscaping plan that adds native landscaping at those areas on the subject property where vegetative screening is sparse, to be reviewed by the planning commission.*

PUBLIC HEARING

9. 821 Zion Road - Sign Application and Variance

Public: None

Motion by J. Andrews to find the project is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act (CEQA) guidelines making the finding as provided in the staff report.

Seconded by D. Thiem

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Motion by D. Thiem to approve the Variance request making the findings pursuant to Section 17.88.030 of the City Municipal Code

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

10. 403 South Pine Street- Front Yard Setback Variance

Public: None

Motion by J. Rainey to find the project is exempt from environmental review pursuant to §15305 of the California Environmental Quality Act (CEQA) guidelines making the finding as provided in the staff report

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Motion by J. Andrews to approve a Variance request making the findings pursuant to Section 17.88.030 of the City Municipal Code

Seconded by J. Rainey

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Motion by D. Thiem to approve the Architectural Review application subject to Conditions of Approval, making findings 1 through 2 as provided in the staff report and pursuant to Sections 17.88.040 of the City Municipal Code

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

11. 795 Nevada Street – Front Yard Setback Variance

Public: None

Motion by D. Thiem to find the project is exempt from environmental review pursuant to §15305 of the California Environmental Quality Act (CEQA) guidelines making the following finding

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Motion by J. Rainey to approve the Variance request making findings pursuant to Section 17.88.030 of the City Municipal Code

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Motion by J. Andrews to approve the Architectural Review application subject to Conditions of Approval as modified, making findings pursuant to Section 17.88.040 of the City Municipal Code

Seconded by J. Rainey

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries

Added Condition: The siding profile shall be a the James Hardy Custom Colonial Smooth, Hardy-lap style.

DEPARTMENT REQUESTED ACTION:

12. Robinson Plaza Informational Signage

Direction: The commission was very supportive of the design if Robinson Plaza is indeed the best place for a shuttle stop. They requested that staff make sure the new bus stop in front of City Hall isn't a better location for the shuttle stop so that they do not interfere with the farmer's market and plaza events.

13. The Grove Mitigation Measure 1-5 –verbal update

Staff provided the commission with a verbal update on the Remedial Action Work Plan and the approved Timber Harvest Plan.

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

STAFF APPROVALS AND DETERMINATIONS – (for information only):

884 Gold Flat Road – Re-roof
414 Broad Street – Tree Removal (one cedar)
347 Clay Street - Re-roof
202 High Street – Tree removal (one sycamore)
418 Broad Street -Tree Removal (one Tree of heaven)
322 Alexander Street – Tree Removal (one cedar)
310 Gethsemane – Electrical panel upgrade
318 Nile Street – Reroof
128 Nevada Street- Tree removal (1 locust and 1 spruce)
331 Brock Road -Tree removal (1 oak)
239 Nevada Street - Reroof

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – June 21, 2018

Migratory Bird Handout (direction to post on the City website)

ADJOURNMENT

Motion by D. Thiem to adjourn at 5:02

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes/ 1 absent (S. Hawkins-Snell), motion carries